

115.0

0003

0008.B

Map

Block

Lot

1 of 1

Residential

CARD

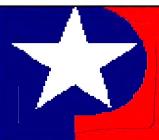
ARLINGTON

Total Card / Total Parcel

1,070,600 / 1,070,600

USE VALUE: 1,070,600 / 1,070,600

ASSESSED: 1,070,600 / 1,070,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JENNINGS JOHN & LORI LEE
Owner 2:	
Owner 3:	

Street 1: 32 BRAND ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MAHONEY WILLIAM D -

Owner 2: -

Street 1: 12 DICKSON AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,590 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2012, having primarily Cprpm. Clap Exterior and 2236 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6590		Sq. Ft.	Site		0	70.	0.89	5			Topo	-5					410,771			G13		410,800		

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										74065
										GIS Ref
										GIS Ref
										Insp Date
										09/27/18

PREVIOUS ASSESSMENT										Parcel ID	115.0-0003-0008.B	!8965!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	Date	Time
2020	101	FV	659,700	0	6,590.	410,800	1,070,500	1,070,500	Year End Roll	12/18/2019			
2019	101	FV	518,400	0	6,590.	416,600	935,000	935,000	Year End Roll	1/3/2019			
2018	101	FV	517,400	0	6,590.	311,000	828,400	828,400	Year End Roll	12/20/2017			
2017	101	FV	517,400	0	6,590.	281,700	799,100	799,100	Year End Roll	1/3/2017			
2016	101	FV	517,400	0	6,590.	269,900	787,300	787,300	Year End	1/4/2016			
2015	101	FV	505,600	0	6,590.	228,900	734,500	734,500	Year End Roll	12/11/2014			
2014	101	FV	505,600	0	6,590.	217,100	722,700	722,700	Year End Roll	12/16/2013			
2013	101	FV	376,500	0	6,590.	206,600	583,100	583,100		12/13/2012			

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
MAHONEY WILLIAM	59642-184		7/31/2012	Chgd>Assmt<	749,000	No	No								
GRANNAN WILLIAM	57291-484		8/15/2011	Estate/Div	150,000	Yes	No								
PARKER ELLEN B,	18948-170		3/29/1988	Mult Lots		No	No	N							
	7938-76		1/1/1901	Family		No	No								

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
3/21/2012	265	Heat App	13,000					INSTALL 1 HVAC SYS	9/27/2018	Inspected	CC	Chris C			
1/5/2012	4	New Buil	196,000					CONSTRUCT NEW SF H	9/7/2018	MEAS&NOTICE	CC	Chris C			
11/3/2011	1417	Foundati	8,000	C				FOUNDATION	6/18/2013	Info Fm Prmt	BR	B Rossignol			
									7/25/2012	Meas/Inspect	BR	B Rossignol			
									5/17/2012	Info Fm Prmt	BR	B Rossignol			
									2/8/2000	Vacant Lot	264	PATRIOT			
									1/1/1919						

Sign: VERIFICATION OF VISIT NOT DATA / / /

